

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Bentley At Riverside Park, LLC

Case #: 10-R-04

Date: January 27, 2004

Comments:

1. No comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Bentley At Riverside Park, LLC

Case #: 10-R-04

Date: January 27, 2004

Comments:

1. Please contact Tim Welch for Engineering comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Bentley At Riverside Park, LLC

Case #: 10-R-04

Date: January 27, 2004

Comments:

1. Flow test required.
2. Show hydrant location and fire main.
3. Fire sprinkler plans required at permit phase.

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Division: Info. Systems

Member: Gary Gray
(GRG)
954-828-5762

Project Name: Bentley At Riverside Park, LLC

Case #: 10-R-04

Date: January 27, 2004

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Bentley At Riverside Park, LLC

Case #: 10-R-04

Date: January 27, 2004

Comments:

1. Trees (including Cassia) require a minimum 8' wide pervious planting area.
2. Verify that existing trees to remain have sufficient pervious area to support the tree.
3. All Tree Preservation Ordinance requirements apply. Equivalent replacement for trees removed to be above minimum site Code requirements. Guarantee requirements apply for relocated trees.
4. Tree installation to be in accordance with FPL guidelines "Plant the Right Tree in the Right Place".
5. Signoff plans to be sealed by the Landscape Architect.

Recommendations:

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Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: Bentley At Riverside Park, LLC

Case #: 10-R-04

Date: January 27, 2004

Request: Site Plan Level III / Nine Cluster Dwellings / RD-15

Comments:

1. This is a new use and must comply with all current code requirements.
2. A separate application and fee are required for Planning and Zoning Board review.
3. Provide a point by point narrative of how this project complies with Sec 47-18.9, Cluster Homes. The project does not appear to comply with 47-18.9.C.4. c, d.ii,. This project must also comply with Sec 47-18.9.C.6.
4. Provide a maintenance agreement in accordance with Sec 47-18.9.C.10.
5. Provide a point by point narrative outlining compliance with Sec 47-25.2, Adequacy.
6. Provide a point by point narrative outlining compliance with Sec 47-25.3, Neighborhood Compatibility.
7. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
8. Label all roof heights for each unit on the elevation. Show the property line and setback dimensions on the elevation drawings.
9. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures. Supply elevation drawings and photos of the adjacent structures. Provide a location map and key photos and elevation drawings to that map.
10. Discuss the location of the 5' sidewalk with the Engineering Rep.

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11. Show the 5' perimeter easements around the property, on the site plan.
12. Provide the dimension of all parking spaces including those in the garages. The minimum clear space for parking spaces is 8'8" by 18'. Entry doors may not swing into parking spaces.
13. A street tree plan acceptable to the Landscape Rep. must be provided. Dimension the landscape islands.
14. Indicate the location of the trash receptacles.
15. Provide a typical detail for the proposed fence and wall.
16. The balconies may not encroach into the setback.
17. Remove all reference to the alley and re-label as a utility easement.
18. Indicate the required shared amenity for each cluster bldg on the site plan.
19. Show the location of a/c units and trash receptacles.
20. Show the measurement for grade in terms of MSL and provide height measurements from grade.
21. Show the line representing the one for one additional setback above 22' in height on the elevation drawings.
22. Will the roof deck area be habitable space? The height would be measured to the railing if so. The roof plan does not appear to be consistent with the elevation drawings.
23. Additional comments may be forthcoming at the DRC meeting.

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	Bentley At Riverside Park, LLC	Case #:	10-R-04
Date:	January 27, 2004		

Comments:

1. Will the project entry/exit security fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America). Will there be sufficient common area lighting in order to prevent "Dark Spots" at this project?
3. Will Impact resistant glass be used?
4. All entry doors and locking devices will have sufficient security rating.
5. Will all overhead garage doors have secondary locking devices?
6. Will each unit have a perimeter security system to include glass break detection and panic buttons for emergency conditions?
7. Will CCTV be used to monitor the common areas on this project such as the entry/exit points, and the recreation/pool area?
8. How will entry via the perimeter wall gates be controlled?
9. How will access to the recreation area and the pool be controlled?
10. Is there sufficient turn around space on SW 12th avenue at the entry/exit gate?
11. Because these units each have a third floor, is there any consideration being given to third floor emergency evacuation/escape?
12. All landscaping should allow full view of location.
- 13. Please submit comments in writing prior to DRC sign-off.**

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Bentley At Riverside Park, LLC

Case #: 10-R-04

Date: January 27, 2004

Comments:

1. Provide a point-by-point narrative outlining how the proposed cluster development complies with section 47-18.9.
2. The proposed cluster dwellings require a site plan level III review. Provide in narrative form outlining how the proposed cluster development complies with sections 47-25.2 and 47-25.3.
3. Delineate all parking spaces, garage spaces on the site plan in accordance with the requirements of 47-20.11 parking geometric standards.
4. Delineate on the site all required pedestrian/utility easement pursuant to the requirement of section 47-18.9.C.4.a-c.
5. Parking data indicates that 20.5 parking spaces are required and 38 provided, locate, number and dimension all parking spaces on the site plan.
6. Masonry wall shall not be located in the required pedestrian easement along the front property line of the cluster groups.
7. Each cluster group shall provide at lease one shared amenity pursuant to the requirements of section 47-18-9.B. The amenities shall not be located in the required pedestrian easements.
8. Indicate on the site plan and/or roof plan all mechanical equipment pursuant to the requirements of sections 47-19.2.S and 47-19.2.Z.
9. Provide setback dimensions on elevation plans and floor plan. Delineate from grade on the elevation plans the additional setback requirement for each one foot over twenty-two (22) feet pursuant to section 47-18.9.C.4.d.iv.
10. Dimension building height from grade as defined in section 47-2 on the elevation plans.

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11. Dimension on the elevation plans the required five (5) foot variation in roof height requirement of section 47-18.9.C.4.d.i-iii.
12. Additional comments may be discussed at DRC meeting.